Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8762 • House - Villeréal •



DETAILS

Land surface: 4720 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: clim réversible

Drainage/sewage: Septic tank

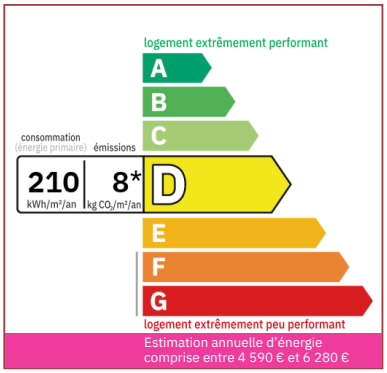
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



A charming two-story stone house with approximately 186 m² of living space, with the possibility of extending by an additional 70 m². It features 4 bedrooms and 2 bathrooms. An attached barn, a carport, and approximately 4000 m² of

186 m² living

4 720 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

275 600 €

Agency fees: 6 % VAT included*
Price without fees: 260 000 €

*The agency fees are entirely at the cost of the purchaser

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• Description ref n°8762 •

A charming stone house with character, comprising:

- An entrance leading to a living/dining room of approximately 38 m², with a mix of cement tile flooring and chestnut parquet flooring, and a French door with a rounded arch. A working marble fireplace.

- A kitchen of approximately 26 m², with terracotta tile flooring, a fireplace with an insert, and exposed beams. The kitchen is fitted with upper and lower cabinets, a sink, an extractor hood, a gas hob, and a built-in antique cupboard. A window and French doors open onto a covered terrace measuring 4.7 m x 2.7 m, with terracotta tile flooring.

- A hallway of approximately 5.5 m², with honeycomb tile flooring and an antique cupboard.

- A shower room of approximately 3.8 m² with a shower, a sink, a towel warmer, tiled floor, tiled walls, and a mechanical ventilation system.

- A separate WC.

- A second hallway of approximately 5.7 m² with a water heater and tiled floor.

- A bathroom of approximately 4.8 m² with a sink, bathtub, toilet, tiled floor, tiled walls, towel warmer, and ventilation system.

From the living room:

- A bedroom of approximately 20 m² with oak parquet flooring and a decorative marble corner fireplace.

- A bedroom of approximately 17.2 m² with oak parquet flooring and a corner fireplace.

- A bedroom of approximately 13 m² with oak parquet flooring and a decorative marble corner fireplace.

From the living room, a staircase leads to an upper floor (partially finished).

- A landing of approximately 16.5 m² with wooden flooring.
- A bedroom of approximately 22.2 m² with wooden







